



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl, AICP  
Director of Planning

December 20, 2004

TO: Librarian  
San Dimas library  
145 N. Walnut Avenue  
San Dimas, CA 91733

FROM: Annie Lin  
Principal Regional Planning Assistant  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 47449  
OAK TREE PERMIT CASE NO. 99-028-(5)**

Vesting Tentative Tract Map No. 47449 and Oak Tree Permit Case No. 99-028-(5) are scheduled for a Public Hearing before the Regional Planning Commission of the Los Angeles County Department of Regional Planning on February 9, 2005. The Draft Environmental Impact Report was sent to you previously.

Please have the materials listed below be available to the public.

If you have any questions regarding this matter, please call the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:      1.      Copy of Vesting Tentative Tract Map No. 47449  
                         2.      Land Use Map  
                         3.      Notice of Public Hearing  
                         4.      Reports/recommendation



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



THE DEPARTMENT OF REGIONAL PLANNING  
COUNTY OF LOS ANGELES

James E. Hartl, AICP  
Director of Planning

NOTICE OF PUBLIC HEARING AND NOTICE OF COMPLETION AND AVAILABILITY  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR  
STATE CLEARINGHOUSE NUMBER # 1999061068

**VESTING TENTATIVE TRACT MAP NO. 47749 AND OAK TREE PERMIT CASE NO. 99-028-(5)**

Notice is hereby given that the Regional Planning Commission of Los Angeles County will conduct a public hearing concerning this proposed land development on **February 9, 2005**, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify. The Draft Environmental Impact Report associated with this project will also be considered.

General description of proposal: The tract map proposes to create 92 single-family lots, eight open space lots and one driveway lot on 60.4 gross acres. The oak tree permit requests to remove 472 oak trees and encroach into the protected zone of 67 oak trees.

General location of property: Northerly of Calle Bandera and westerly of San Dimas Avenue in the San Dimas Zoned District of Los Angeles County.

The County of Los Angeles Department of Regional Planning, acting in the capacity of a Lead Agency under the County Environmental Guidelines, Chapter III, Section 304, has filed a Notice of Completion of a Draft Environmental Impact Report for the project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act, as amended (CEQA); Public Resources Code, Section 21000 et.seq.; and the Guidelines for Implementation of the California Environmental Quality Act Guidelines, California Code of Regulation, Title 14, Chapter 15000 et.seq. The EIR addresses all environmental factors having a potential for significant impacts under the regulations and guidelines cited above. The Draft EIR concludes that the project design and/or suggested conditions will adequately mitigate the potentially significant impacts to a level of no significance with the exception to biota and cultural resources.

The formal public review period for the Draft Environmental Impact Report will be for a period of 45 days, from **December 20, 2004 to February 2, 2005**. Written comments should be submitted to Daryl Koutnik, Department of Regional Planning, Room 1346, 320 West Temple Street, Los Angeles, California 90012. The Draft Environmental Impact Report will be available for review at the following County libraries: **San Dimas Library, 145 N. Walnut Avenue, San Dimas, CA 91733, CA; La Verne Library, 3640 D Street, La Verne, CA 91750; and Charter Oak Library, 20540 E. Arrow Hwy., Ste. K, Covina, CA 91724.**

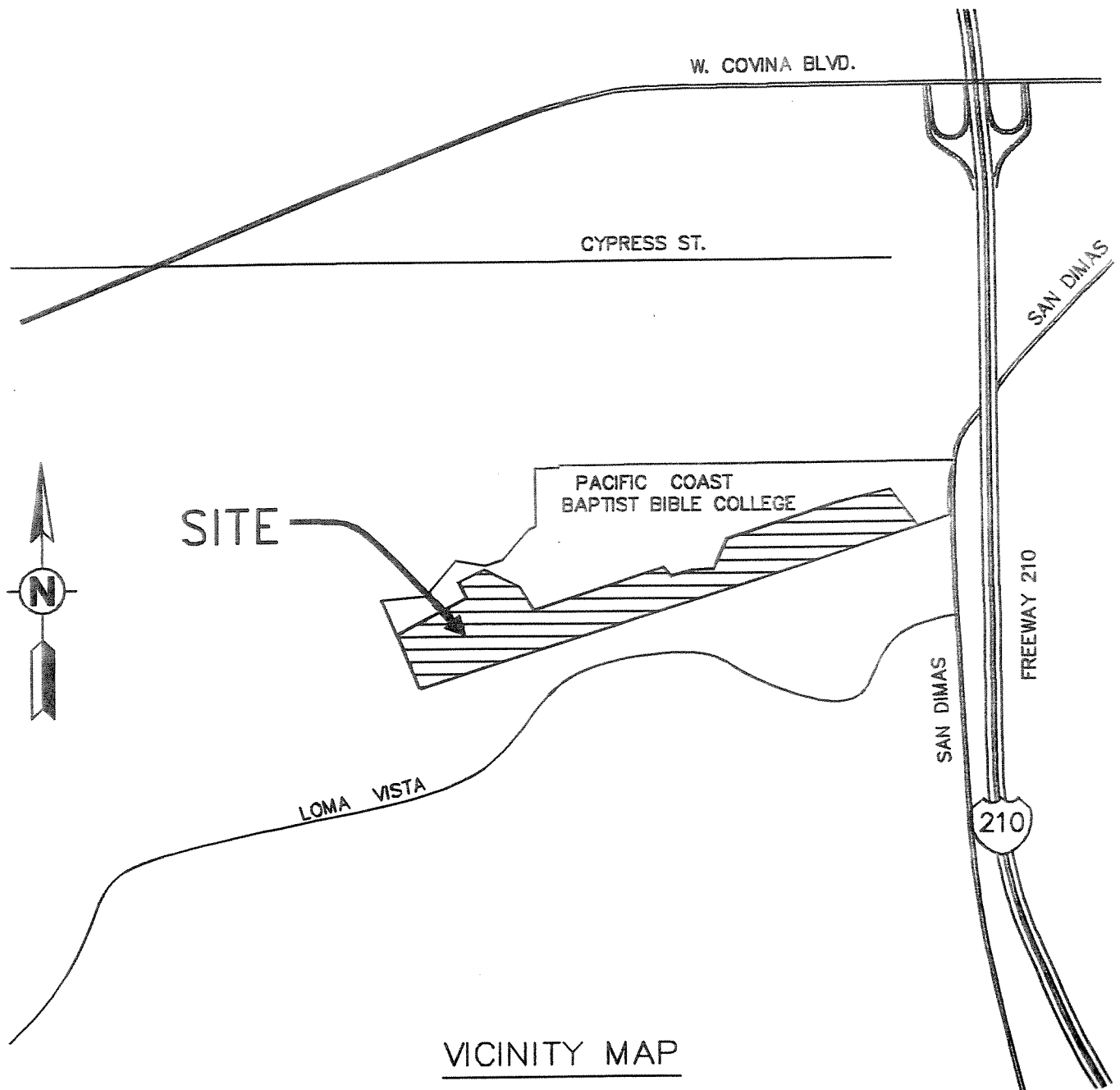
Case materials, including the environmental documentation, are available for review Monday through Thursday, between 7:30 AM and 6:00 PM, at the Department of Regional Planning, Hall of Records, Room 1382, 320 West Temple Street, Los Angeles, California 90012. The offices are closed on Fridays. Case materials will be available for review beginning **December 20, 2004** at the San Dimas Library. Selected materials will also be available on the Department of Regional Planning website at <http://planning.co.la.ca.us>.

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Annie Lin. You may also obtain additional information concerning this case by phoning Annie Lin at (213) 974-6433. Callers from North County areas may dial (805) 272-0964 (Antelope Valley) or (805) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Regional Planning Commission at or prior to the public hearing.

Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 92 parcelas de familia singular en 60.4 acres y para remover 472 robles y la intrusion dentro la zona protegida de 67 robles. La audiencia publica para considerar el proyecto y Redacto de el Reporte de Impacto Ambiental se llevara acabo el **9 de febrero 2005**. El periodo para que el publico evalúe Redacto de el Reporte de Impacto Ambiental sera por 45 dias desde el 20 de diciembre 2004 hasta el 2 de febrero 2005. Si necesita mas informacion, o si quiere este aviso en Espanol, favor de llamar al Departamento de Planificacion al (213) 974-6466."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".





Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6433

**PROJECT No. OAK TREE PERMIT NO. 99-028-(5)**  
**TRACT MAP NO. 47449**

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE February 9, 2005	

<b>APPLICANT</b> Vista Verde San Dimas Avenue Property LLC	<b>OWNER</b> Vista Verde San Dimas Avenue Property LLC	<b>REPRESENTATIVE</b> Philip A. Gustafson
---	---	--

**REQUEST**  
Tentative Tract Map: To create 92 single-family lots, eight open space lots and one driveway lot on 60.4 acres.  
Oak Tree Permit: To remove 472 oak trees and encroach into the protected zone of 67 oak trees.

<b>LOCATION/ADDRESS</b> Northerly of Calle Bandera and westerly of San Dimas Avenue	<b>ZONED DISTRICT</b>	San Dimas	
	<b>COMMUNITY</b>		
	<b>EXISTING ZONING</b>	RPD-10,000-3U (Residential Planned Development-10,000 square feet minimum lot area)	
<b>ACCESS</b> San Dimas Avenue and Valley Center Avenue	<b>EXISTING LAND USE</b> Vacant, Former Bible college buildings	<b>SHAPE</b> Irregular	<b>TOPOGRAPHY</b> Level to Hilly Terrain

SURROUNDING LAND USES & ZONING			
<b>North:</b> Walnut Creek Park, Tzu Chi property (former Bible College); OS (Open Space), A-1-1 (Light Agricultural- One acre min. lot area)		<b>East:</b> Frank J. Bionelli Regional County Park; City of San Dimas	
<b>South:</b> Single-family residences; City of San Dimas: Single-Family Residential - 7500		<b>West:</b> Single-family residences; A-1-10,000 (Light Agricultural- 10,000 square feet minimum lot area)	

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
County-wide General Plan	Public and Semi-public Facilities, Open Space	N/A	To be determined

**ENVIRONMENTAL STATUS**  
Draft Environmental Impact Report

**DESCRIPTION OF SITE PLAN**  
The map depicts 92 single-family lots, eight open space lots and one driveway lot. Residential lot sizes range from 10,018 to 43,762 sq ft. Proposed off-site access is from a new street with 64 feet right-of-way from San Dimas Avenue and from a 26-feet wide driveway from Valley Center Avenue. An off-site sewer connection is also proposed to the west with a length of 4,400 feet. Grading is proposed to be 580,000 cubic yards of cut and fill balanced on-site. Oak tree removals and encroachments are requested for the access, lots and associated grading. The tentative map also depicts retaining walls up to 10 feet in height throughout the site and a Walnut Creek trail dedication and equestrian staging area. Open space lots are proposed to be maintained by the Homeowners Association.

**KEY ISSUES**

- Major issues involve impacts from oak tree removals, access, the sewer connection, and grading. Some of these are associated with required off-site improvements necessary to serve the project through adjacent properties, including Walnut Creek Park and the property to the north, a residential neighborhood to the west, and the City of San Dimas which surrounds the project site.
- The City of San Dimas' Planning Department has indicated concern regarding said impacts, particularly connections from or through the City's boundaries for the access and sewer, in addition to traffic and various environmental impacts.
- The Draft Environmental Impact Report determined that the project will have significant impacts to biota and cultural resources which can not be mitigated to less than significant levels.
- Staff recommends a redesign that provides access from an existing public street to the south, rather than construction of a new street from San Dimas Avenue, which would reduce or eliminate most of the adverse grading and biotic impacts of the current proposal. Alternatively, a redesign eliminating the secondary access from Valley Center Avenue and decreasing project density would also reduce oak tree and grading impacts.

(If more space is required, use opposite side)

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

## COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- ☐ APPROVAL                      ☒ DENIAL (Unless redesigned)
- ☐ No improvements    \_\_\_ 20 Acre Lots    \_\_\_ 10 Acre Lots    \_\_\_ 2½ Acre Lots    \_\_\_ Sect 191.2
- ☒ Street improvements    \_\_\_ X \_\_\_ Paving    \_\_\_ X \_\_\_ Curbs and Gutters    \_\_\_ X \_\_\_ Street Lights
- \_\_\_ X \_\_\_ Street Trees    \_\_\_ Inverted Shoulder    \_\_\_ X \_\_\_ Sidewalks    \_\_\_ X \_\_\_ Off Site Paving    \_\_\_ ft.
- ☒ Water Mains and Hydrants
- ☒ Drainage Facilities
- ☒ Sewer                      ☐ Septic Tanks                      ☐ Other \_\_\_\_\_
- ☒ Park Dedication "In-Lieu Fee"

## SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester &amp; Fire Warden

Parks &amp; Rec.

Health

Planning

## ISSUES AND ANALYSIS

Prepared by: Annie Lin



3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit. The consulting arborist shall provide quarterly reports to the County Forester describing any work performed and an evaluation of the health and vigor of the remaining Oak trees on site. The quarterly reports shall be submitted even if work is not being performed. This will document the condition of the remaining Oak trees on the property and record any natural decline in their health and vigor and/or record any natural catastrophes (i.e. fire, earthquake damage, and insect infestation).
5. The permittee shall install temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. Those trees that are permitted for encroachment shall be fenced to allow specific work to be performed and still provide protection from larger equipment. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree location map, mitigation planting plan, and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree location map, mitigation planting plan, and conditions of approval. If the conditions of approval are not present on site during a monitoring inspection of an active project, the County Forester will give an immediate "Stop Work Order". This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

**PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:**

7. This grant allows the removal of four hundred and seventy-two (472) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers: A, B, C, 441, F-3, G-3, 380, 99-85 thru 99-90, 99-95, 99-96, 99-104 thru 99-107, 99-107A, 99-107B, 99-107C, 99-108 thru 99-150, 99-153 thru 99-159, 99-159A, 99-160 thru 99-164, 99-164A, 99-164B, 99-164C, 99-164D, 99-165 thru 99-170, 99-170A, 99-171, 99-172, 99-175 thru 99-181, 99-185 thru 99-193, 99-205 thru 99-207, 99-211, 99-212, 99-212A, 99-213, 99-237, 99-265, 99-267, 99-268 thru 99-277, 99-277A, 99-278 thru 99-281, 99-281A, 99-281B, 99-282 thru 99-287, 99-289 thru 99-293, 99-293A, 99-293B, 99-294, 99-297 thru 99-303, 99-314 thru 99-350, 99-361 thru 99-364, 99-533 thru 99-545, 99-631 thru 99-645, 99-647 thru 99-651, 99-660 thru 99-670, 99-677, 99-678, 99-680, 99-693 thru 99-711, 99-718, 99-726 thru 99-744, 99-750, 99-753, 99-756, 99-757, 99-760 thru 99-764, 99-774, 99-796, 99-797, 99-842 thru 99-849, 99-851, 99-853, 99-904 thru 99-940, 99-944, 99-987, 99-991, 99-1012, 99-1014, 99-1016 thru 99-1022, 99-1056, 99-1079, 99-1082, 99-1084 thru 99-1100, 99-1103 and 99-1116. This grant further

allows removal of the following remaining off-site Oak trees: 111 thru 113, 120 thru 123, 149, 408, 415, 416, 418, 419, 449 thru 452, 461, 465, 468, 469, 482, 483, 485, 496, 497, 503, 504, 517, 99-73, 99-76 thru 99-83, 99-571 thru 99-577, 99-587 thru 99-592, 99-597 thru 99-599, 99-609, 99-671 thru 99-676, 99-793, 99-798 thru 99-811, 99-839 thru 99-841, 99-854 thru 99-858, 99-1006, 99-1007, 99-1013, 99-1057 thru 99-1060, 99-1062, 99-1110, and 99-1117 thru 99-1120 on the applicant's site plan and Oak Tree Report. The total removal is four hundred and seventy-two (472) trees.

This grant also allows encroachment within the protected zone of sixty-seven (67) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers: L, R, 381 thru 383, 99-74, 99-74A, 99-75, 99-75A, 99-84, 99-91, 99-94, 99-98, 99-151, 99-189A, 99-194, 99-234, 99-263, 99-266, 99-295, 99-296, 99-310, 99-365, 99-546, 99-575A, 99-578, 99-579, 99-583, 99-584, 99-586, 99-593, 99-594, 99-596, 99-646, 99-724, 99-725, 99-749, 99-754, 99-755, 99-758, 99-795, 99-850, 99-859, 99-941, 99-989, 99-990, 99-1054, 99-1055, 99-1063, 99-1064, 99-1065 and 99-1106. This grant further allows the encroachment of the following off-site trees: 7 thru 9, 27, 114, 116, 117, 119, 150, 230, 231, 420, 448, 470, and 502 on the applicant's site plan map and Oak Tree Report. The total allowable encroachment is sixty-seven (67) trees. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools or other methods approved by the County Forester prior to any construction. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of the protected Oak trees or to improve their appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches less than two (2) inches in diameter in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.
9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

#### **MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for 432 trees removed and five to one (5:1) for 40 trees removed. Mitigation replacement is required for four hundred and seventy-two (472) trees removed. The following list of trees require replacement at the higher rate five to one (5:1) due to their size and higher tree value: Tree numbers 99-86, 99-88, 99-89, 99-104, 99-153, 99-158, 99-168, 99-172, 99-273, 99-280, 99-294, 99-314, 99-326, 99-348, 99-363, 99-541, 99-542, 99-544, 99-573, 99-597, 99-609, 99-668, 99-675, 99-730, 99-672, 99-811, 99-991, 99-1006, 99-1016, 99-1096, 99-1100, 112, 120, 123, 408, 416, 418, 450, 497 and 504. Therefore, the total number of mitigation trees required is 1064.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.



12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. The seven-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees for the removals have been planted. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall provide the ISA value for any tree specified above that dies as a result of the approved encroachments within three (3) years after the completion of this project. At the end of the three-year period, the County Forester can extend the monitoring period an additional three (3) years if the health of any encroached tree is in decline. This may require additional monitoring fees by the County Forester. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
15. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance.
16. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

17. Encroachment within the protected zone of any additional trees of the Oak genus on the project site is prohibited. If the applicant encroaches or removes an Oak tree not specified in the Oak Tree Report, all work must stop immediately. A new Oak Tree Report, which accurately identifies the project conditions must be submitted for approval through the permitting process. The applicant will be responsible to pay all associated fees for the new Oak Tree Permit.
18. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within three (3) years of the initial encroachment, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
19. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
20. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
21. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

**Ms. Annie Lin**  
**May 28, 2004**  
**Page 5**

22. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation.
23. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



DAVID R. LEININGER, CHIEF, FORESTRY DIVISION  
PREVENTION BUREAU

DRL:sc

Enclosure

c: Daniel Singh/Ron Brown, Dentec Holdings, Inc.  
Daryl Koutnik, Department of Regional Planning



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 47449 (Rev.)

TENTATIVE MAP DATED 12-01-2004

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- A revised drainage concept and Standard Urban Stormwater Mitigation Plan. Please see attached Hydrology/Drainage/Grading review sheet. The revised drainage concept and Standard Urban Stormwater Mitigation Plan shall be submitted directly to Public Works.

Prepared by Sheila Christensen

tr47449L-rev8.doc

SWIC  
Phone (626) 458-4915

Date 12-20-2004



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
HYDROLOGY, DRAINAGE, AND GRADING UNIT

TRACT NO. 47449

REV TENTATIVE MAP DATED 12/01/04  
EXHIBIT MAP DATED 12/01/04

- [X] A Standard Urban Stormwater Mitigation Plan (as part of the drainage concept) is required prior to tentative approval of the map when any of the following conditions exist:
- o Ten or more unit subdivision for single-family or multifamily homes.
- [X] Prior to tentative map approval for drainage/grading, submit a revised drainage concept to account for widening of proposed secondary access road, to mitigate debris flow to secondary access road, and to satisfy SUSMP requirements. Drainage Acceptance Letter may be required.

\*Effective July 30, 1999 all development projects shall comply with Standard Urban Stormwater Mitigation Plans (SUSMP) requirements. For information see SUSMP web page address: <http://888cleanla.com>

The first .75 inches of stormwater runoff volume from the site must be treated prior to discharging into stormwater conveyance systems.

By

TIMOTHY CHEN

Date 12/15/04 Phone (626) 458-4921

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 47449 (Rev.)

Page 1/1

TENTATIVE MAP DATED 12-01-2004

If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Sheila Christensen <sup>SMC</sup>  
tr47449L-rev8.doc

Phone (626) 458-4915

Date 12-20-2004

The following reports consisting of \_\_\_ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.


7. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
8. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
9. Delineate proof of access and secondary access to a public street on the final map.
10. Provide a separate lot for future "B" Street.
11. Grant ingress/egress and utility easements to the public over the private and future streets or future streets.
12. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
13. Design the boundaries of the unit final maps to the satisfaction of Public Works and the Department of Regional Planning.
14. The first unit of this subdivision shall be filed as Tract Map No. 47449-01, the second unit, Tract Map No. 47449-02, and the last unit, Tract Map No. 47449.
15. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
16. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items: mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
17. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final tract map is filed with the Registrar-Recorder/County Clerk's Office.
18. Lot lines shall be nearly radial or perpendicular to street right of way to the satisfaction of the Department of Regional Planning.

19. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
20. Reserve reciprocal easements for drainage, ingress/egress, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways and delineate on the final map to the satisfaction of Public Works.
21. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by Sheila Christensen

Phone (626) 458-4910

Date 12-20-2004

Reviewed by Toan Duong 

tr47449L-rev8.doc



County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925

DISTRIBUTION  
1 Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT 47449  
SUBDIVIDER Dentec Holdings  
ENGINEER Gustafson  
GEOLOGIST Southwest Geotechnical  
SOILS ENGINEER Southwest Geotechnical

TENTATIVE MAP DATED 12-01-04, 8th Revision  
LOCATION San Dimas

REPORT DATE 5-15-00, 3-24-00, 10-22-99

REPORT DATE 5-15-00, 3-24-00, 10-22-99


☒ TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- ☒ The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_, dated \_\_\_\_\_."
- ☒ The Soils Engineering review dated 12-14-04 is attached.

☒ TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ A geology and/or soils engineering report may be required prior to approval of building or grading plans.
- ☒ Geotechnical Recordation Map verification deposit estimate 6 hours.
- ☐ Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_

Prepared by

  
Robert O. Thomas

Reviewed by



Date 12/13/04

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

**SOILS ENGINEERING REVIEW SHEET**

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 5  
Job Number LX001129  
Sheet 1 of 1

Tentative Tract Map 47449

Location	<u>San Dimas</u>
Developer/Owner	<u>Dentec Holdings</u>
Engineer/Architect	<u>Gustafson</u>
Soils Engineer	<u>Southwest Geotechnical (9908183-VN)</u>
Geologist	<u>Same as above</u>

**DISTRIBUTION:**

☐ Grading/ Drainage  
☐ Geo/Soils Central File  
☐ District Engineer  
☐ Geologist  
☐ Soils Engineer  
☐ Engineer/Architect

**Review of:**

Revised Tentative Tract Map and Exhibit Dated By Regional Planning 12/1/04  
Soils Engineering and Geologic Reports Dated 5/15/00, 3/24/00, and 10/22/99  
Previous review sheet dated 11/15/04

**ACTION:**

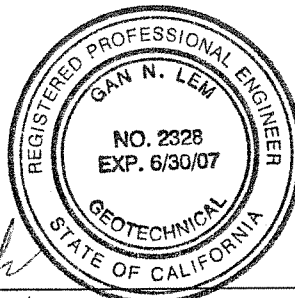
Tentative Map feasibility is recommended for approval, subject to conditions below:

**REMARKS:**

1. Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At grading plan review stage, submit an update soils report/letter, which addresses and evaluates current site conditions and the most recent plans.

**NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:**

ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS AND HAVE A LOW TO HIGH EXPANSION POTENTIAL.



Prepared by Gan Lem Date 12/14/04

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

Gan:tract-47449

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. Permission is granted to reduce the centerline curve radius to 200 feet on "A" Street from the easterly tract boundary to San Dimas Avenue to the satisfaction of Public Works.
4. Permission is granted for street grades up to 15 percent on "A" Street from the easterly tract boundary to San Dimas Avenue and up to 12 percent on "A" Street from "C" Street to "D" Street and on "C" Street from "A" Street to the knuckle only at locations to the satisfaction of Public Works.
5. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
6. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
7. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
8. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.

9. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
10. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.
11. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
12. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
13. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent.
14. Provide maximum 6 percent grade through the knuckles.
15. Provide intersection sight distance for a design speed of:
  - a. 65 mph (725 feet) on San Dimas Avenue from "A" Street (northerly direction);
  - b. 35 mph (365 feet) on "A" Street from "B" Street (westerly direction) and from "H" Street (both directions).

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
16. Provide stopping sight distance commensurate with a design speed of 35 mph (365 feet) at all points along the curved section of "A" Street to the satisfaction of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
17. Depict all line of sight easements on the landscaping and grading plans.
18. Prepare signing and striping plans for San Dimas Avenue to the satisfaction of Public Works.

19. Provide standard property line return radii of 13 feet at all street intersections.
20. Make an offer of private and future right of way 32 feet from centerline on "A" Street from the easterly tract boundary to "C" Street and on "C" Street from "A" Street to the northeasterly tract boundary to the satisfaction of Public Works.
21. Make an offer of private and future right of way 30 feet from centerline on "A" Street from "C" Street to "D" Street, and "D" Street to the satisfaction of Public Works.
22. Make an offer of private and future right of way 29 feet from centerline including standard cul-de-sac bulbs on "E" Street, "H" Street, and "I" Street to the satisfaction of Public Works.
23. Provide additional right of way for standard knuckles on "C" Street, "A" Street, and at the intersection of "D" Street and "E" Street to the satisfaction of Public Works.
24. Make an offer of future right of way 30 feet from centerline on "B" Street to the satisfaction of Public Works.
25. Whenever there is an offer of a private and future street or future street, provide a drainage statement/letter.
26. Construct curb, gutter, base, pavement, and sidewalk on all streets within the tract boundaries to the satisfaction of Public Works. Permission is granted to use the alternate street section on all interior streets.
27. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
28. Construct full-width sidewalk and curb ramp at all returns within the tract boundaries.
29. Plant street trees on all streets within the tract boundaries to the satisfaction of Public Works.
30. Locate all retaining walls outside of road right of way.

31. Comply with the following street lighting requirements:

- a. Provide street lights on concrete poles with underground wiring on all streets and highways, including off-site portions of "A" Street from the easterly tract boundary to San Dimas Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
  - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
  - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. Note that the annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

- d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.
  - e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- 32. If necessary, construct additional pavement on San Dimas Avenue to provide a left-turn lane, right-turn lane, and transition pavement for a 65 mph design speed at "A" Street to the satisfaction of Public Works.
  - 33. Install and/or replace guard rail on San Dimas Avenue at "A" Street to the satisfaction of Public Works.
  - 34. Provide a minimum of 50 feet of off-site easement and/or right of way on "A" Street from the easterly tract boundary to San Dimas Avenue, including standard property line return radii of 13 feet at the intersection of "A" Street and San Dimas Avenue, to allow for the construction of the off-site grading and full street improvements (including street lights and street trees) to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements. If off-site right of way 32 feet from centerline on "A" Street can be obtained by the subdivider, all improved interior streets may be dedicated except "B" Street.
  - 35. Construct off-site improvements; including curb, gutter, base, pavement, and install street lights; on "A" Street from the easterly tract boundary to San Dimas Avenue to the satisfaction of Public Works. The curb and gutter shall be located 20 feet from centerline along the property frontage.
  - 36. Construct off-site full-width sidewalk and curb ramp at both returns at the intersection of "A" Street and San Dimas Avenue to the satisfaction of Public Works.

37. Provide off-site easement and/or right of way to allow for the construction of the off-site grading and pavement on the secondary access road from the northeasterly tract boundary at "C" Street to Valley Center Avenue to the satisfaction of Public Works, the Department of Regional Planning, and the Fire Department. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way.
38. Construct off-site pavement on the secondary access road from the northeasterly tract boundary at "C" Street to Valley Center Avenue to the satisfaction of Public Works, the Department of Regional Planning, and the Fire Department. A minimum of 26 feet of off-site pavement is required. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works.
39. Underground all existing service and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
40. Provide and install street name signs prior to occupancy of buildings.
41. Install postal delivery receptacles in groups to serve two or more residential units.
42. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.
43. Comply with the mitigation measures identified in the attached April 30, 2003 and January 28, 2004 memoranda from our Traffic and Lighting Division to the satisfaction of Public Works.



The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Install off-site sewer mainline to serve this subdivision to the satisfaction of Public Works.
3. The applicant shall conform with the approved sewer area study (**PC11789as, dated 11-18-2004**) to the satisfaction of Public Works
4. The offsite alignment of the mainline sewer in the vicinity of Lot 101 is not approved as shown. The sewer mainline shall remain within the proposed road right of way.
5. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
6. Easements are required, subject to review by Public Works to determine the final locations and requirements.
7. Obtain appropriate encroachment permits from all affected jurisdictions.

Prepared by Nathan Howells  
Reviewed by Andy Narag *AN*  
tr47449s-rev8.doc

Phone (626) 458-4921

Date 12-20-2004

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each park lot / open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Depict all line of sight easements on the landscaping and grading plans.

Prepared by Sheila Christensen

Phone (626) 458-4921

Date 12-20-2004

Reviewed by Toan Duong 

tr47449w-rev8.doc



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 47449 Tentative Map Date December 01, 2004

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is \_\_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 15 public fire hydrant(s). Verify / Upgrade existing \_\_\_\_\_ public fire hydrant(s).
- Install \_\_\_\_\_ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: \_\_\_\_\_
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: One hydrant location shall be added as previously noted. West side of "E" Street, between lots 23 and 24.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date December 16, 2004



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 47449 Map Date December 01, 2004

C.U.P. \_\_\_\_\_ Vicinity San Dimas

- ☒ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Provide an emergency gated entrance / exit from Calle Banderos to tr. 47449, said gate shall be a minimum width of 26' and meet all requirements as set forth by the Fire Dept. The proposed second means of access to Valley Circle, through the adjacent Church / School property shall be improved to a minimum paved width of 26' and be designed in compliance with Public Works street standards. The bridge shall be improved also with the capacity 75,000 lbs, live load. A second means of access shall be constructed prior to the clearance of phase two final map. All improvements shall be bonded for prior to final map clearance with the Department of Public Works. Primary access to San Dimas shall be constructed prior to the issuance of any building permits. Flag lot 40 shall provide 20' of paved access. Flag lots 75 & 76 Shall provide 20" of paved access, provide a fire department turnaround for these lots, to be noted on the final map.

By Inspector: Janna Masi Date December 16, 2004



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **47449**      DRP Map Date: **12/01/2004**      SCM Date:      Report Date: **12/20/2004**  
Park Planning Area # **14**      **COVINA HIGHLANDS**      Map Type: **REV. (REV RECD)**

Total Units **92** = Proposed Units **92** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	<b>0.80</b>
IN-LIEU FEES:	<b>\$155,707</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$155,707 in-lieu fees.

Trails:

See also attached Trail Report.    WALNUT CREEK TRAIL

Contact Patrocenia T. Sobrepeña, Acting Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Tonda Lay, Trail Coordinator at (213) 351-5135.

By: \_\_\_\_\_

James Barber, Advanced Planning Section Head

Supv D 5th  
December 20, 2004 08:22:25  
QMB02F.FRX



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # 47449

DRP Map Date: 12/01/2004

SMC Date:

Report Date: 12/20/2004

Park Planning Area # 14

COVINA HIGHLANDS

Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **92** = Proposed Units **92** + Exempt Units **0**

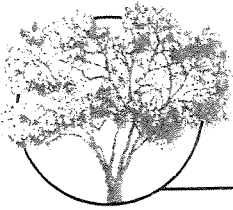
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.91	0.0030	92	0.80
M.F. < 5 Units	2.10	0.0030	0	0.00
M.F. >= 5 Units	2.57	0.0030	0	0.00
Mobile Units	1.63	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.80

Park Planning Area = 14 COVINA HIGHLANDS

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.80	\$194,634	\$155,707

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.80	0.00	0.00	0.80	\$194,634	\$155,707



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
"Creating Community Through People, Parks and Programs"



December 20, 2004

**NOTICE OF TRAIL REQUIREMENT  
FOR TRACT MAPS AND PARCEL MAPS**

Map #: TR - 47449

Date on Map: December 01, 2004

Provide a variable width easement for the Walnut Creek Trail to the satisfaction of the Department of Parks and Recreation's Standards. The Department understands that the developer will perform a more detailed site investigation and develop a modified trail alignment, which will supercede the trail alignment shown on the approved tract map. This revised alignment shall be submitted to the Department for approval prior to dedication of the trail. Because of the necessity to show the trail alignment as it pertains to topographical lines, trail grade shall not exceed 10%, grade to a maximum of 15% shall be permitted for only distances of less than 300 feet, all information pertaining to trail requirements must be shown on the Tentative Parcel Map.

  X   TRAIL ALIGNMENT OK AS SHOWN.

\*\*\*\*\*  
Dedications and the exact following language must be shown for trail dedications on the first phase of final map.

Title Page: We hereby dedicate to the County of Los Angeles a variable width easement for Riding and Hiking purposes for the Walnut Creek Trail.

  X   IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL  
MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please call (213) 351-5136.

John Hunt, Section Head, Design



COUNTY OF LOS ANGELES  
DEPARTMENT OF HEALTH SERVICES  
**Public Health**

THOMAS L. GARTHWAITE, M.D.  
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF  
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.  
Director of Public Health and Health Officer

**Environmental Health**  
ARTURO AGUIRRE, Director

**Bureau of Environmental Protection**  
Mountain & Rural/Water, Sewage & Subdivision Program  
5050 Commerce Drive, Baldwin Park, CA 91706-1423  
TEL (626)430-5380 · FAX (626)813-3016  
[www.lapublichealth.org/eh/progs/envirp.htm](http://www.lapublichealth.org/eh/progs/envirp.htm)



BOARD OF SUPERVISORS

Gloria Molina  
First District

Yvonne Brathwaite Burke  
Second District

Zev Yaroslavsky  
Third District

Don Knabe  
Fourth District

Michael D. Antonovich  
Fifth District

December 6, 2004

Tentative Tract Map No. 47449

Vicinity: San Dimas

Tentative Tract Map Date: December 1, 2004 (8<sup>th</sup> Revision)

The Los Angeles County Department of Health Services' conditions for approval for the **Reactivated Vesting Tentative Tract Map 47449** are unchanged by the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Southern California Water Company**, a public water system, which guarantees water connection and service to all lots.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #22** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV

Mountain and Rural/Water, Sewage, and Subdivision Program